



PLANNING COMMISSION

Prepared by: Kevin L. Small, AICP, RLA
Date: February 22, 2024
Meeting Date: March 7, 2024, Case No.:03P-24-01-SP/SD/SB/LP

General Information

Applicant: Belle Air Development Partners

Owner/Operator: Owner of 128 N Bond Street – Standard on Bond JV
Owner of 100 Lester Way – Standard on Bond JV
Owner of 130 N Bond Street – Bakers Hill LLC & Hickory Knoll Rentals
Owner of Gordon Street property – Harford Mutual Insurance Company
Wayne S Goddard (representative)

Location: 128 & 130 N Bond Street and 100 Lester Way (Lester Way address is pending)

Lot/Building Size: 128 N Bond Street – P. 498 – 19,832 sf lot – 4,195 sf structure
100 Lester Way – P. 500 – 34,849 sf lot – no structure
130 N Bond Street – P. 497 – 14,600 sf lot – 7,000 sf structure
Gordon Street – P. 491 – 66,700 sf lot (0.167 acres leased) – no structure

Requested Action: Special Development approval for Mixed-Use Center & Outdoor Dining/Bar service use
Site Plan & Landscape Plan approval to construct a five-story 30 dwelling unit and 25,880 square foot commercial Mixed-Use Center

Zoning: A Mixed-Use Center is permitted as a special development in the B-3A General Business Gateway District. This project has been reviewed by the Bel Air Board of Appeals for variances to building height, setback, parking waiver and request for a parking drive aisle reduction on October 17, 2023. The variance for a reduction of the parking drive aisle width from 24 feet to 20 feet was approved and the reduction of the setback from Lester Way from 15 feet to 7 feet for a building over 45 feet in height was approved for 128 North Bond Street. A similar setback reduction was granted for a building anticipated at the southwest corner of the site is not applicable for this proposed development.

Existing Land Use: 128 N Bond Street – House of Worship
100 Lester Way – undeveloped
130 N Bond Street – Shopping Center
Gordon Street – undeveloped

Surrounding Land Use & Zoning: Surrounding properties are zoned B-3A General Business Gateway District to the north/south of the site, B2 Central Business District to the east B2A Central Business Gateway to the south, R2 Medium Density Residential to the southwest and R1 Low Density Residential to the west of the site. Uses include commercial across N Bond Street and to the south/north of the site, single family detached residential to the west and townhomes to the southwest.

Comprehensive Plan: 2022 Comprehensive Plan designates subject properties as Commercial

Zoning History: 128 N Bond Street is an existing single-story House of Worship developed in 1950. Prior to that it was a fitness center, youth center and commercial use. 100 Lester Way is undeveloped, and the Town has no record of its previous use. 130 N Bond Street is an existing two-story Shopping Center built in 1992. Gordon Street property is undeveloped. Variances were granted for parking aisle width and building setback as described above.

Applicable Regulations: Chapter 165, Article III (B3A Zoning), Article VII (Mixed Use Center & Outdoor Dining performance standards), Article XII (Special Development)
Specific Sections – 165-33.C(4) (Building Height and Setbacks), 165-51.F(1)(e) (Stacking of Parking); 165-94 (Special Development criteria), and Table of Lot Requirements 165-33 (B3A District).

Public Utilities & Services: The property is served by Maryland American Water Company and Town of Bel Air sewer. Bel Air Police and Bel Air Volunteer Fire Company also provide services to this property.

Transportation: Two properties have a frontage on North Bond Street (State Road) with a single existing driveway servicing 130 N Bond Street. There are three existing access points along Lester Way. One servicing the existing church and the other two providing access to the undeveloped lot. The center access point extends to Parcel 491 and Parcel 495 (existing Hamilton Building consisting of commercial shops).

Environmental Assessment/Physical Characteristics: The Site has two existing structures and several large trees. Some of these trees along Bond Street are under an MOU with the State of Maryland and any removal or addition must be approved by Maryland DNR. A majority of the site is pervious with landscape elements along the perimeter.

Landscaping, Lighting & Amenities: A Landscape Plan and Photometric Plan have been submitted for review. Open Space is required with the use and is shown on the submitted plans and attached memo.

Architectural Review: Elevations and Sections have been submitted for review. Comments from the Town Architectural Consultant are attached.

Analysis:

The Applicant is requesting Site Plan and Landscape Plan approval for a five-story Mixed-Use Center consisting of 25,880 square feet of commercial space and 30 residential multi-family dwellings in the B3A (General Business Gateway) zoning district. A Mixed-Use Center is a special development in the B3A district and has performance standards associated with the use. In addition, the applicant is proposing an Outdoor Dining/Bar service use associated with an anticipated restaurant on the first floor of 128 N Bond Street which has separate performance standards. The development will require a subdivision of the properties consolidating parcels and conveying road improvement right-of-way to the Town.

There are some requests associated with this proposal that the Planning Commission must approve separately. These requests are outlined below:

1. Request to share 79 parking spaces between the residential and commercial uses. These shared spaces appear to be all the parking not dedicated for exclusive multi-family use, however, the legend and graphic conflict and the applicant is encouraged to address the parking allocation at the hearing. The concept for sharing of parking is an inherent benefit of mixing uses, provided these uses have peak periods that do not conflict. The request is based upon the conclusions of the attached letter dated January 18, 2024 from Traffic Concepts. There is 8,600 square feet designated for office use and 30 multi-family units within the mixed-use development. The residential use (53 spaces) would typically require most of the parking in the evening and weekends and the office use (30 spaces) would utilize a majority of parking during weekdays. This relationship appears to meet the criteria found in Section 165-51.B(5). The applicant must meet the agreement requirement within this code section.
2. Request to construct 60 tandem or stacked parking spaces to service both commercial and residential uses. This request must be based upon Section 165-51.F(1)(e) demonstrating there will be no adverse impact on the use and circulation of the parking area. Stacked parking appears to have functioned well in residential applications such as Overlook at Gateway condominiums with units requiring two spaces utilizing the tandem parking option. However, there are limited examples of stacked parking applied to commercial uses and staff is concerned about the viability of such an arrangement. The applicant is encouraged to explain how this proposed parking organization would work at the hearing.
3. One item added by staff is a need for the Planning Commission to make a determination regarding the reduction of a required 3'-0" setback of commercial parking to adjacent commercial use found in Table 165-59.I for spaces located on the north side of the subject parcel. This waiver appears necessary since the existing parking associated with 130 North Bond was built against the property line and the new parking would need to align with the existing parking lot.

The applicant has also requested an interpretation from the Zoning Administrator that the plan submitted to the Board of Appeals has not substantially changed as it relates to the front yard setback variance for 128 North Bond Street and parking aisle width variance for the existing parking located north of 130 North Bond Street provided in October of 2023.

The notable change from the earlier submitted Board of Appeals plan is the reduction of the proposed development from two buildings to one. However, 128 N Bond Street does not appear to have changed in any substantial way as it relates to its orientation on the property. The parking at 130 N Bond remains as shown on the Board of Appeals plan. The Town is still requesting right-of-way for the future improvement to Lester Way. The proposed building remains between the expanded right-of-way for Lester and an existing structure at 130 North Bond Street. The parameters associated with the plan accompanying the variance application which were noted as creating uniqueness and practical difficulty have not changed in the Planning Commission submitted plan.

SPECIAL DEVELOPMENT

The Mixed-Use Center requires several performance standards to be addressed. These have been annotated in the information attached to the application. The development must provide a unified arrangement of buildings, service areas, parking, signage and landscape. The parking area must minimize through traffic and protect pedestrians from vehicular conflict. The refuse and recycling area is enclosed and accessible. The service area is exposed, however, convenient and safe access for trucks require a centralized location and prohibit extensive screening. An auto-turn analysis provided by the applicant indicates truck access is not impaired for loading and refuse service at the proposed locations. The traffic analysis provided by the applicant has been reviewed by Harford County, Maryland State Highway Administration, and the Town. A separate letter has been generated by the Town approving the submitted study with conditions. A development agreement is required to tie all the property owners under the mixed-use umbrella as a unified scheme of development and allow for comprehensive zoning enforcement.

The development will have Outdoor Dining/Bar service as shown on the proposed site plan. Attached are annotated performance standards associated with this use. This proposed exterior area will contain 81 seats which is below the 75% limit of the seating proposed for the restaurant within the building proffered as 116 seats. The outdoor area wraps around the building from North Bond Street to Lester Way. This need is based on an anticipated restaurant use occupying the first floor. A Parking Analysis provided by the applicant (attached) indicates the anticipated parking at various peak periods never reach the limit of 128 spaces provided. Given the number of seats (both inside and outside) for the restaurant use, it is recommended that patrons be directed to off-site parking in the evenings. Lester Way does not permit on-street parking.

SITE & ARCHITECTURE

The applicant has provided several colored elevations and perspectives of the proposed development that indicate the proposed architecture. These renderings have been provided to the Town architectural consultant for review and comments are attached. The proposed building is five-stories (55 feet height) with retail/service on the first floor, residential on floors two thru four and office on the top floor. A cross-section of the building showing the proposed arrangement of space has been provided. Staff are unsure if any modification is proposed for the existing shops at 130 North Bond Street. It appears this building may not be consistent with the design of the proposed structure as it relates to materials, roof design, and architectural fenestration. The applicant is encouraged to address this issue at the hearing.

The property is a total of 1.674 acres consisting of four parcels which are owned by the applicant or subject to a long-term lease. The proposed development consists of the following:

• 130 N. Bond Street	7,000 square feet (retail)	25 parking spaces
• 128 N. Bond Street	10,280 square feet (retail/service)	36 parking spaces
	8,600 square feet (office)	30 parking spaces
• 128 N. Bond Street	15 1 BR dwelling units	23 parking spaces
	15 2 BR dwelling units	30 parking spaces
	30 units & 25,880 sf mixed-use	144 parking spaces

Required parking is provided in various formats:

60 spaces are tandem (stacked) parking

30 spaces must be dedicated to residential units and signed accordingly

16 spaces must be shared between residential and commercial uses

2 spaces (which count as four) are pick-up & delivery and must be signed

The applicant is encouraged to provide additional explanation regarding how the parking functions. It would appear the greatest opportunity to coordinate stacked parking would be for residential and office uses. The service use on the first floor of 128 N Bond Street and 130 N Bond Street will share the loading/unloading area. Refuse/recycling located in the central portion of the site will be used by the entire mixed-use center.

The zoning obligation for open space is based upon Section 165-52 which requires 15% of the total project area meet the standard with 40% of the requirement provided in active open space.

The proposed development must meet the following:

Project Area: 1.674 acres

Passive Open Space: 0.151 acres

Active Open Space: 0.100 acres

Total Open Space: 0.251 acres (based on property acreage)

30 du @ 200 sf/unit: 0.138 acres (additional active open space)

Based on the numbers outlined above, the development is required to provide a total of 0.389 acres of open space which must include 0.238 acres of active open space. The site plan notes have been updated by a memo dated February 22, 2024 from the applicant's consultant which show the plan provides 0.404 acres of open space. This number includes 0.238 acres of active open space including the pocket park and the outdoor dining east and west of the proposed building. In addition, 0.166 acres of passive open space is provided in the interior of the parking lot and on the south and west perimeter of the site. The pocket park is accessed through a walk that runs through the adjacent property (Parcel 491). It is recommended an access easement be acquired, or the walk be shifted to the east side of the refuse enclosure (this may result in the shifting of one parking space but will allow for more direct access to the park and refuse area).

Site Lighting does not spill over into the adjacent residential properties and is a maximum of 20 feet in height. Poles are located 85-feet from the site boundary. All fixtures appear to be sharp cut-off and provide house side shields to prohibit glare.

LANDSCAPE

The development is extensively landscaped with a substantial buffer along the abutting residential properties. Parking lot buffering and interior landscape are adequately provided. It is recommended that Street Trees proposed along Lester Way and within select locations of the parking lot be full canopy and the shrubs proposed near the refuse area extend around the sides of the enclosure. No proposed planting species, size or spacing schedule has been provided. Plant material data is needed to adequately evaluate the landscape plan. This information is requested prior to the hearing to allow staff to review and comment. Any proposed installation or removal of trees in the State right-of-way requires MDOT approval. Forest Conservation Plan calculations provided indicate 0.234 acres of afforestation is required.

SUBDIVISION

The applicant has provided a Subdivision Plat addressing the consolidation of Parcels 500 and 498 and conveying a portion of property to the Town of Bel Air for road improvement right-of-way. The property conveyance is required to widen Lester Way travel lanes to minimum acceptable standard and provide area for a public sidewalk. This plat also provides for an easement between Parcel 498 and Parcel 497 to address the construction of the proposed building across existing property lines to abut the building at 130 North Bond Street. This Cross Easement Agreement cannot be voided or altered without the written approval of the Town. In addition, there is an existing drainage and utility easement (CGH 1353/965) located within what appears to be a gravel access to Parcel 491. This conflicts with the proposed improvements and is recommended to be extinguished.

Recommendations:

The Planning Commission provide a 2022 Comprehensive Plan consistency determination for the proposed development as required by Town Code § 165-19.

Mixed-Use Special Development

Approval of the Special Development for a Mixed-Use Center is based upon the following findings of fact that the applicant has adequately demonstrated adherence to Section 165-53.I(2)(g):

- a. The applicant has provided a unified arrangement of buildings, service areas, parking, signage and landscaping.
- b. The architecture, site design, lighting and signage incorporate consistent design and theme elements and materials, massing and facade design for the project that is in harmony with the character of the neighborhood.
- c. The internal circulation system is to be designed to minimize through traffic and traffic conflicts within the project.
- d. Safe pedestrian movement and the provision of pedestrian walks within the parking lot and surrounding the building perimeter is considered in the design.
- e. All proposed establishments have vehicular service access either from an individual service drive, space or from a common service yard. All loading, trash removal, compaction or similar activities are segregated from public areas and screened from public view as practicable.
- f. Signs to identify the use of an occupant will be designed as part of the architectural design of the building. Proposed signage is conditioned for approval of the preliminary plan and is subject to review and approval by the Planning Commission.
- g. Directional and informational signage will be adequately provided, and design coordinated.
- h. Center management is responsible for providing on-site security service.
- i. A traffic and/or parking study was submitted and approved by the Town.
- j. The owners of all lots will execute a recorded Development Agreement with the Town providing that all owners acknowledge and agree to be bound by performance standards as an overall scheme of development, outlining all shared elements, granting reciprocal easements to permit each owner to access any other owner's lot or parcel of land for the purposes of compliance with the Town Code and for either remediating any zoning violation or to comply with the Town Code for the purposes of any approvals sought by any of the owners of the lot and agreeing that the Town shall permit enforcement of any portion of the Town Code upon one or more owners of any lot or parcel of land contained within the Mixed Use Center scheme of development.

Outdoor Dining/Bar service Special Development

Approval of a Special Development for an Outdoor Dining/Bar service use is based upon the following findings of fact that the applicant has adequately demonstrated the proposed dining area meets the following performance standards as provided in Section 165-53.I(2)(i):

- a. Amplified music or public address are not permitted between 9pm and 9am
- b. Live entertainment and recreational games are not permitted between 9pm and 9am
- c. Outdoor dining/bar will adhere to the requirements of Chapter 345 of the Town Code
- d. The exterior area is limited to 75% of the capacity of the principal permitted use. Any temporary enclosure must meet the provisions of Section 165-71.C
- e. No physical bar for the service of alcohol is proposed. Alcohol consumption or service in the outdoor area must be approved by the Harford County Liquor Board.

Site Plan

At a minimum, approval of the Site Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Site Plan for signature incorporating comments from this staff report, and comments from:
 - a. Bel Air Volunteer Fire Company pending
 - b. Harford County Health Department dated February 16, 2024
 - c. Harford County Soil Conservation District dated February 20, 2024
 - d. Bel Air Public Works comments dated February 20, 2024
 - e. Harford County Public Schools pending
2. Prior to approval of utility construction drawings address comments from Maryland American Water Company.
3. Prior to signature of Final Site Plan, approval of revised architectural design exhibits based on the Town staff comments regarding 130 N Bond Street and architectural consultant comments.
4. Prior to signature of Final Site Plan, submission and approval of a shared parking agreement for 79 parking spaces.
5. Prior to Use & Occupancy, submission and approval by the Town of design development plans and details for the proposed active open space on Parcel 491.
6. Prior to issuance of the final Use and Occupancy permit:
 - a. Complete all site work on the Final Site Plan to include:
 - b. Construction of required off-site improvements outlined in the Town Traffic Impact Analysis conditional approval letter dated February 23, 2024.
 - c. Landscape installation.

Landscape Plan

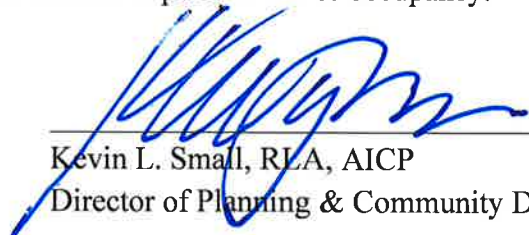
At a minimum, approval of the Landscape Plan is conditioned on the following:

1. Prior to Building Permit issuance, submission, and approval of the Final Landscape Plan incorporating comments from the staff report.
 - a. Submission of required Afforestation fee-in-lieu as outline in the Forest Conservation Plan approval letter.

Subdivision Plan

At a minimum, approval of the preliminary Subdivision Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Subdivision Plat for signature incorporating comments from this staff report, and comments from:
 - b. Harford Health Department comments dated February 16, 2024
 - c. Bel Air Public Works comments dated February 20, 2024
2. Prior to Building Permit issuance, recordation of the Final Subdivision Plat along with any easement documents, and any other required documents to be recorded, amongst the Land Records of Harford County.
3. Conveyance of required Lester Way improvement right-of-way to the Town of Bel Air
4. Submission of a Development Agreement to the Town for approval and recordation as required in Section 165-53.I(2)(g).
5. Complete all of the conditions of the Town of Bel Air Traffic Impact Analysis approval dated February 23, 2024, prior to use & occupancy. All conditions of MDOT SHA regarding State roads/intersections and all conditions of Harford County concerning County roads/intersections must be addressed prior to use & occupancy.



Kevin L. Small, RLA, AICP
Director of Planning & Community Development

Attachments

Application and Justification

Performance Standards for Mixed-Use and Outdoor Dining/Bar

Site Plan

Landscape Plan

Architectural Sections & Elevations

Subdivision Plan

Auto-Turn Exhibit

Photometric Lighting Exhibit

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Memorandum

Date: February 22, 2024
To: Kevin Smalls, Town of Bel Air
Cc: Jason Watts, Wayne Goddard, Amy DiPietro, File
From: Andrew Halter, P.E., Project Manager
RE: The Standard on Bond
Planning Commission Addendum

The following presents the amended "Site Notes" on the "Preliminary Site Plan" for "The Standard on Bond," dated February 5, 2024. The following property areas are based on a boundary survey prepared by Morris & Ritchie Associates, Inc.

Net Tract Area

P. 497 = 0.335± ac
P. 498 = 0.460± ac
P. 500 = 0.767± ac
Pocket Park = 0.167± ac
Right-of-Way Dedication Area = (-)0.055± ac

Net Tract Area = 1.674± ac

Open Space Requirements

Total Open Space Requirement = 15% of Net Tract Area = 0.251± ac
Active/Usable Open Space Requirement = 40% of Passive Open Space Requirement = 0.100± ac

- Sites that have multi-family with more than 10-units shall provide an additional 200 square feet per unit of Active/Usable Open Space, or
 - 200 SF x 30 units = 0.138± ac
- Total Active/Usable Open Space = 0.238± ac

Passive Open Space Required = 0.151± ac

Open Space Provided

Total Open Space Provided = 0.404± ac
Passive Open Space Provided = 0.166± ac
Active/Usable Open Space Provided = 0.238± ac

Please don't hesitate to reach out to myself at ahalter@mragta.com or 410-515-9000 should any further questions arise.

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TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD
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www.belairmd.org

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PUBLIC WORKS [410] 879-9507
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Kevin L. Small
DIRECTOR OF PUBLIC WORKS
Stephen D. Kline

MEMORANDUM

To: Kevin Small, Director of Planning

From: Steve Kline, Director of Public Works *A.D.K.*

Date: February 20, 2024

Subject: Site Plan Review – Standard at Bond

A review has been made of the Site Plan provided by Morris & Ritchie Associates, Inc. dated 2/5/2024 for the above referenced project. The following comments are provided as a guide for revisions:

1. Show soils chart.
2. Show SHA deed reference and plat reference for Bond Street.
3. Show delineation of road improvement right-of-way for Lester Way by shading the area and add it to the legend.
4. Add a cross walk on Lester Way at the intersection of Bond Street crossing Lester Way.
5. Add a note stating. The owner of The Standard at Bond will be required to do a 2" mill and overlay of the entire Lester Way.
6. Label proposed sewer manhole to be installed. Show the proposed sewer cleanout.

Should you have any questions regarding this matter, please feel free to contact me directly.

Cc: DPW file



Harford Soil Conservation District

3525 Conowingo Road ♦ Suite 500 ♦ Street, Maryland 21154
(410) 638-4828 ♦ www.harfordscd.org

Date: February 20, 2024

To: Mr. Kevin L. Small, AICP, R.L.A.
Director of Planning & Community Development
Town of Bel Air Department of Planning and Public Works

From: Clarence W. Cullum Jr. PE
Harford Soil Conservation District

Subject: Site Plan – 128 and 130 North Bond Street
The Standard on Bond

The following remarks are intended for the developer/owner/consultant:

An adequate sediment and erosion control plan is required for this site. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The sediment and erosion control plan must be integrated with the SWM strategy during the design phases.

Prior to “Final Plan” submission for erosion and sediment control review, please provide our office with the plan review fee and voucher.

The site appears to be located within a Maryland Tier II High Quality Watershed. Tier II buffers should be noted and shown on the plans.

Sites located within a Tier II High Quality Watershed may need an additional level of sediment control. Please contact Angel Valdez of the Maryland Department of the Environment (MDE) @ 410-537-3606 or Angel.Valdez@maryland.gov for more information and recommendations.

A Notice of Intent (NOI) permit is required from MDE when a project disturbs more than 1.0 acre or more. If total proposed disturbance exceeds 1.0 Ac., please contact MDE at (410) 537-3019 for more information in reference to the NOI permit process.

If you have any questions, please feel free to contact me at extension 5223.

Cc: file



Harford County Health Department

Main Office: 120 S. Hays Street • P.O. Box 797 • Bel Air, Maryland 21014 • 410-838-1500



Public Health
Prevent. Promote. Protect.

**Harford County
Health Department**

Marcy Austin • Health Officer

Silvana Bowker, LCPC, ACRPS • Deputy Health Officer of Operations

Jamie Sibel, MD, MPH • Medical Deputy Health Officer

410-877-2323

FAX: 443-643-0334

February 16, 2024

Kevin Small
Town of Bel Air, Director
Department of Planning and & Community Development
705 Churchville Road
Bel Air, Maryland 21014

**Re: 128-130 North Bond Street
Mixed-Use Center
TP24-03-01
Tax Map 301 Parcel 498 & 497
Tax ID 03-015386 & 03-011879**

Dear Mr. Small:

The Harford County Health Department (HCHD) has extended its approval for the above-referenced site plan. The site is located at 128-130 North Bond Street, Bel Air, MD.

This plan proposes to renovate and expand the existing building (130) and demo an existing building (128) to rebuild a five (5) floor building with mixed use center, 30 units multi-family and retail space. The site is serviced by the Town of Bel Air sewer and Maryland American Water Company.

This office has the following comments regarding this project:

- If any structures are to be razed, it will require a demolition permit obtained through the Town of Bel Air. All aspects of the demolition permit must be completed to the satisfaction of the approving agency(s). If there are any questions concerning Health Department requirements or required documentation for the disposal of the waste and/or rubble, the owner/applicant should contact the Permits and Plan Review Division at 410-877-2300.
- Any type of food service operation planned for this site must be reviewed and approved by the HCHD prior to the issuance of a building permit. To request a food service facility review package, the owner or his/her agent should contact Permits and Plan Review Division at 410-877-2300. If the plan is recognized as a prototype plan, review will also be required by the Maryland Department of Health (MDH), Division of Food Control, Center of Facility and Process Review. If there are any questions regarding this review, the applicant should contact MDH at 410-767-8400.

BEL AIR OFFICE
1 N. Main Street
Bel Air, MD 21014
410-638-3060

EDGEWOOD OFFICE
1321 Woodbridge Station Way
Edgewood, MD 21040
410-612-1779

EDGEWOOD OFFICE
2204 Hanson Road
Edgewood, MD 21040
443-922-7670

HAVRE DE GRACE OFFICE
2027 Pulaski Highway
Havre de Grace, MD 21078
410-939-6680

HAVRE DE GRACE OFFICE
2015 Pulaski Highway
Havre de Grace, MD 21078
410-942-7999

Kevin Small
Town of Bel Air, Senior Planner
Department of Planning and & Community Development
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February 16 ,2024

**Re: 128-130 North Bond Street
Mixed-Use Center
TP24-03-01
Tax Map 301 Parcel 498 & 497
Tax ID 03-015386 & 03-011879**

- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust.
- Additional comments from this office will be provided at the time of the building permit or certificate of occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.

If you have any questions, feel free to call.

Sincerely,



Cari S. Biscoe, LEHS Program Supervisor
Land and Water Resources Division
Bureau of Environmental Health

CSB/lww/jh

cc: Morris & Ritchie Associates, Inc.



TOWN OF BEL AIR

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October 17, 2023

Bradley R. Stover, Esquire
Robinson & Stover
124 North Main Street
Bel Air, MD 21014

RE: The Standard on Bond, JV, et al.
128 & 130 North Bond Street and 100 Lester Way
Case No. 09B-23-01-VA/W

Dear Mr. Stover:

The Bel Air Board of Appeals held its regularly scheduled meeting on October 17, 2023 to render a decision on the above referenced project. The Board has reviewed this application during the previous two meetings on July 25, 2023 and September 19, 2023. Attached supporting documentation identified as Exhibit A is the procedural history, testimony of record, applicable law, and findings of fact made part of this decision of Bel Air Board of Appeals. In summary, the Board of Appeals has concluded the following:

- A. The Applicant's request for a five-foot building height variance from TOWN OF BEL AIR, MD CODE §165-33 (Table), referencing TOWN OF BEL AIR, MD CODE §165-51(C)(4)(b) in the B3A zoning district is **DENIED**.
- B. The Applicant's request for a variance from TOWN OF BEL AIR, MD CODE §165-51(C)(4)(b) to reduce the front yard set-back for buildings over 45' by 8', resulting in a set-back of 7' in the B-3A District for the property known as 128 North Bond Street, Building No. 1, along Lester Way is **APPROVED**.
- C. The Applicant's request for a variance from TOWN OF BEL AIR, MD CODE §165-51(C)(4)(b) to reduce the front yard set-back for buildings over 45' by 6.5', resulting in a set-back of 8.5' in the B-3A District for the property known as 100 Lester Way, Building No. 2, along Lester Way is **APPROVED**.

- D. The Applicant's request for a parking waiver of 91 commercial parking spaces parking spaces as required under TOWN OF BEL AIR, MD CODE § 165-51(H) is **DENIED**.
- E. The Applicant's request for a parking waiver of 40 residential parking spaces as required under TOWN OF BEL AIR, MD CODE § 165-51(H) is **DENIED**.
- F. The Applicant's request for a variance from TOWN OF BEL AIR, MD CODE §165-51(E)(1) to reduce the drive aisle width from 24' to 20' for 130 North Bond Street in the B-3A District is **APPROVED**.

This decision can be appealed to the Harford County Circuit Court within thirty (30) days of the date of this letter. Should there be questions or need for additional information, please contact the Department of Planning & Community Development at 410-638-4540 or email planning@belairmd.org.

Respectfully,



Richard Gerety, Chair
Bel Air Board of Appeals

Attachment

cc Bel Air Board of Appeals
Bel Air Board of Town Commissioners
Edward Hopkins, Town Administrator
Elizabeth Thompson, Town Counsel
Kevin Small, Zoning Administrator

TRAFFIC CONCEPTS, INC.

Traffic Impact Studies • Feasibility • Traffic Signal Design • Traffic Counts • Expert Testimony

January 18, 2024

Kevin L. Small, RLA, AICP
Director of Planning & Community Development
705 E Churchville Road
Bel Air, Maryland 21014

RE: Shared Use Parking Study
Standard on Bond
Town of Bel Air

Dear Mr. Small:

We are pleased to submit the following Shared Use Parking Study that confirms the proposed mixed-use project provides adequate on-site parking.

The shared parking study references parking data contained in the *ITE, Parking Generation Manual 6th Edition*. The ITE Parking Manual provide time of day distribution data for multifamily housing (Mid-Rise), small office, retail, and a restaurant. The retail and restaurant uses were used to represent the proposed mixed-use commercial uses. The highest percent of the peak parking demand was applied to a specific time-period for the given land use. For this study, the proposed uses were broken out into residential, mixed-use commercial, and office.

The Town parking calculations as shown on the site plan are presented below. The site plan provides 128 parking spaces.

PARKING REQUIREMENTS:	3.5 P.S./1000 GROSS SF	
<u>MIXED - USE CENTER:</u>		
130 N. BOND (P. 497)	7,000 GROSS SF	=25 PS
128 N. BOND SUB-TOTAL:	18,880 GROSS SF	
	10,280 MIXED-USE x 3.5 SPACES PER 1,000	= 36 PC
	8,600 OFFICE X 3.5 SPACES PER 1,000	= 30 PS
SUB-TOTAL:	25,880 GROSS SF	= 91 PS
MULTI- FAMILY:	1.5 P.S./1-BED, 2 P.S./ 2- BEDS, 2.5 P.S./3+ BEDS	
128 N. BOND	15 UNITS, 1-BED	= 23 PS
	15 UNITS, 2 – BEDS	=30 PS
SUB-TOTAL:		= 53 PS
TOTAL PARKING REQUIRED:	144 P.S.	
TOTAL PARKING PROVIDED:	128 P.S.	

Residential	53 PS
Mixed-use	61 PS
Office	30 PS
Total	144 PS

SHARED PARKING WEEKDAY

Midnight to 8 AM

Residential	= 100% or 53 PS
Mixed Use	= 64% or 40 PS
Office	= 22% or 7 PS
Total	= 100 PS Occupied / 128 PS Provided

Mid-day 8 AM to 3 PM

Residential	= 61% or 33 PS
Mixed Use	= 100% or 61 PS
Office	= 100% or 30 PS
Total	= 124 PS Occupied / 128 PS Provided

Afternoon 3 PM to 6 PM

Residential	= 67% or 36 PS
Mixed Use	= 75% or 46 PS
Office	= 100% or 30 PS
Total	= 112 PS Occupied / 128 PS Provided

Evening 6 PM to Mid

Residential	= 100% or 41 PS
Mixed Use	= 95% or 58 PS
Office	= 16% or 5 PS
Total	= 104 PS occupied / 128 PS Provided

SHARED PARKING WEEKEND

Daytime 6 AM to 6 PM

Residential	= 97% or 52 PS
Mixed Use	= 100% or 61 PS
Office	= 0% or 0 PS
Total	= 113 PS Occupied / 128 PS Provided

Evening 6 PM to 9 PM

Residential	= 78% or 41 PS
Mixed Use	= 100% or 61 PS
Office	= 0% or 0 PS PS
Total	= 102 PS Occupied / 128 PS Provided

Nighttime Mid – 6 AM

Residential	= 100% or 53 PS
Mixed Use	= 0% or 0 PS
Office	= 0% or 0 PS
Total	= 53 PS Occupied / 128 PS Provided

CONCLUSIONS

The ITE parking data shows that the planned residential and mixed commercial uses can share common parking facilities, as the peak parking time of day distributions are different. Therefore, we request approval of 128 parking spaces, as shown on the site plan.

Kevin L. Small, RLA, AICP
January 18, 2024
Page 3 of 6

If you have any questions about this study, please do not hesitate to contact our office.

Sincerely,

TRAFFIC CONCEPTS, INC.

A handwritten signature in black ink that reads "Mark Keeley". The signature is written in a cursive style with a large, stylized initial "M".

Mark Keeley, PTP
Project Manager
Mkeeley@traffic-concepts.com

Attachments; ITE parking Generation Data

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 sf of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	–
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	–
8:00 p.m.	–
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–



Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 sf of gross leasable area (GLA). Because a strip retail plaza is open air, the GLS is the same as the gross floor area of the building.

The 40,000 sf GLA threshold between shopping plaza and strip retail plaza is based on an examination of the parking demand database. All shopping plaza with a supermarket as their anchor in the database are larger than 40,000 sf GLA.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday -Thursday (five study sites), a Friday (two sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday-Thursday	Friday	Saturday
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	19	19	–
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–



Land Use: 932 High-Turnover (Sit-Down) Restaurant

Description

A high -turnover (sit-down) restaurant is a full-service eating establishment with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderate priced, frequently belongs to a restaurant chain and is commonly referred to as casual dining.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (Monday -Thursday) and Saturday.

Hour Beginning	Percent of Monday-Thursday Peak Parking Demand Breakfast, Lunch & Dinner	Percent of Saturday Peak Parking Demand Breakfast, Lunch & Dinner
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	–	–
8:00 a.m.	64	55
9:00 a.m.	74	76
10:00 a.m.	82	91
11:00 a.m.	89	100
12:00 p.m.	100	97
1:00 p.m.	86	91
2:00 p.m.	57	73
3:00 p.m.	44	51
4:00 p.m.	39	43
5:00 p.m.	62	57
6:00 p.m.	73	66
7:00 p.m.	95	80
8:00 p.m.	76	62
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–



Concept Plan Review Committee Summary

PROJECT NAME: The Standard on Bond

PROJECT ADDRESS: 128 N. Bond Street & Lester Way

APPLICANT: The Standard on Bond JV (c/o MRA)

BRIEF DESCRIPTION: The applicant proposes to construct two (2) buildings. Based upon information provided at the Traffic Scoping Meeting, Building 'A' (128 N. Bond St.) is proposed to contain 35 residential units on four upper floors with up to 9,440 square feet of retail on the ground floor. Building 'B' (Lester Way) is proposed to contain 35 residential units on four upper floors, with structured parking and up to 6,000 square feet of office space on the ground floor. Proposed Building 'A' is on Tax Parcel #0498, Map 0301. Proposed Building 'B' is on Tax Parcel #500, Map 0301. Buildings of five (5) stories are expected to be at or near the 55-foot height limit and should note the associated setbacks.

REQUIRED REVIEW AGENCIES: TOBA Planning, Economic Development & Public Works, Planning Commission, Town Board, Bel Air Police, BAVFC, Harford County P&Z, MD SHA, MD American Water and Harford County Health Department.

The following issues will be addressed (including but not limited to):

1. *Applicable Development Regulations*

The following Regulations apply to the proposed development: Section 165-33 (B-3A District); Section 165-51 (Parking and loading); Sections 165-53.B (Performance Standards, General) and 165-53.G(1) & G(2)(h) (Performance Standards, Residential & Multifamily) and 165-53.I(1) & I((2)(g) (Performance Standards, Service & Mixed Use); Section 165-118.E (Landscape and Amenity Design); Article VIII (Landscaping); Article XI (Permits); Article XV (Signs); and Article XVI (Subdivision and Site Development).

2. *Zoning Designation*

The property is zoned B-3A General Business Gateway District (1.25 acres ±)

3. *Development & Performance Standards*

Section 165-53. G(1) & G(2)(h) (Residential & Multifamily) and 165-53.I(1) & I((2)(g) (Performance Standards, Service & Mixed Use)

4. *Environmental/Forest Conservation/Landscape Requirements*

Forest Conservation – Exempt per Section 216-4.J.

Landscape – Street Trees; Parking to right-of-way; Parking Lot Interior; and Perimeter Screening to residential.

Stormwater Management, Chapter 405

5. *Traffic/Access/Parking Requirements*

Traffic Study – Based on study scope

Parking Spaces – impact study; bicycle parking
 Refuse & Recycling 165-51.J

6. *Special Exception/Variance/Special Development/HPC Regulations*

Variance (possibly for building height and building setback)
 Special Development: Mixed Use Center in B-3A

7. *Subdivision/Site Requirements*

Subdivision Plan – Preliminary and Final (for consolidation)
 Project Area Site Plan – Preliminary and Final
 Landscape/Lighting Plan – Preliminary and Final; a separate Photometric Plan is requested
 Architectural Elevations – New Building(s), all sides in color with materials noted
 Stormwater Management – Concept Design (submitted to DPW)
 Open Space – to be determined
 Public Amenity for non-residential over 10,000 square feet

8. *Appropriateness of Proposed Development/Economic Development*

To be discussed at the meeting.

9. *Submission Requirements:*

- Planning Commission review
- Board of Appeals review
- Historic Preservation Commission review
- Maryland State Highway Administration review – TIA
- Harford County Public Works review
- Harford County Health Department review
- Application Form completed, signed & witnessed
- Review Fee (Check or Cash)
- Preliminary Subdivision Plan **15** copies
- Preliminary Subdivision Plan Checklist
- Preliminary (engineered) Site Plan **15** copies
- Preliminary Site Plan Checklist
- Performance Standards Checklist(s) annotated – Multi-Family & Mixed Use Center
- Parking Plan Overall Site, with applicable notes, **15** copies
- Landscape Plan **12** copies – refer to plan sheet checklist
- Lighting Plan **12** copies
- Environmental Impact Assessment Report
- Forest Stand Delineation **3** copies
- Forest Conservation Plan – Preliminary **3** copies
- Forest Conservation Declaration of Intent Form – Signed Original
- Traffic Impact & Parking Analysis **3** copies
- Architectural Elevations/Renderings – all sides of each building - **10** copies (**color**)
- Public Amenity requirement **10** copies – Cultural Arts Commission if not fee-in-lieu
- List of **all persons/entities** having equitable title in the subject property
- Property Owner(s) Authorization Form, signed
- List of all adjoining property owner address information (include across all Town and County roads – not State roads)
- Digital Copies of all graphic submissions in appropriate format

10. Project Area



Source: Harford County WebGIS 2023-MAR-30



Source: Harford County WebGIS 2023-MAR-30

MINUTES
Concept Meeting
Standard on Bond
April 18, 2023

PRESENT: Kevin Small, Director of Planning
Rowan Glidden, Senior Planner
Laura Bianca-Pruett, Planner, acting Recording Secretary
Eddie Hopkins, Town Administrator
Angela Robertson, Director of Economic Development
Steve Kline, Director of Public Works
Charles Dawson, Deputy Director of Public Works
Joshua Polites, Department of Public Works
Paula Etting, Commissioner
Erin Hughes, Commissioner
Lois Kissinger Kelly, Chair of Planning Commission
Jenny Falcone, Director of Bel Air Downtown Alliance
Bill Snyder, Bel Air Volunteer Fire Department
Eric Valcek, Harford County Planning & Zoning
Amy DiPietro, MRA
Andrew Halzer, MRA
Jason Watts, Standard on Bond-Developer
Wayne Goddard, Standard on Bond-Land Developer
Hayman Elashry, Curry Architects
Brad Stover, Robinson & Stover LLC
Chris Streett, Streett Hopkins Real Estate

The Concept Meeting was open for presentation and discussion at 11:00 am.

Wayne Goddard, president and general counsel for the developer started the presentation to the project. Our company specializes in rehabilitating old buildings to be a vibrant addition to communities. The project would benefit the Town by revitalizing downtown and offer opportunities for APG and possibly Upper Chesapeake Hospital for housing and shopping opportunities.

Amy DiPietro described the property as a combined 1.25 acres and is zoned B-3A for General Business. The project will be done in two phases consisting of two buildings. Phase 1, building #1, the first floor will have a “shot gun” lobby meaning the entrance in the front and continuing straight through to the parking area. The first floor will also have retail and restaurant use. There will be 35 units: 15 one-bedroom, 15 two-bedroom and 5 one-bedroom with an office as well as a basement.

Phase 2, building #2, will consist of five stories with parking and 6,000 sf for office use. The entrances to the property will be from 130 N. Bond, 128 N. Bond and another on Lester Way and a one-way on the western side behind Phase 2. The reason for the entrances is to maintain continuity between the two buildings.

Amy indicated that the survey is being conducted, the traffic meeting had already taken place in March 2023 and is in progress now, and comps are on their way, studying 5 intersections for potential impact. Parking requirements are mostly met, but the applicant may decide to ask for tandem parking in some areas which would require special permission from the Planning Commission or Board of Appeals. Parking will be partially structured on the ground floor of the Phase II building

We have been working with Maryland American Water on connections with water being located on Bond. The sewer connection is on Lester Way. Amy said that they will be asking for a variance on the setback from 15' to 25'. The setback variances vary depending on the sides of the buildings being discussed. Part of the justification is that the applicant plans to cede some of the land for the widening and improvement of Lester Way including a sidewalk that would extend from Bond to Wallace, so they are requesting the setbacks be based on their original property lines rather than the new lines created by the road widening. They have already secured a 50-year lease with Harford Mutual for the pocket park property.

Several Variances will be needed. One is the height of 14 to 15 feet, depending upon' elevation because they plan to use concrete podium construction with 14' high ceilings on the ground level as that makes it easier install HVAC for restaurants and retail and 10' ceilings in the penthouse level to make the smaller spaces (2BR units with office) feel more open. We anticipated these penthouse apartments to rent for \$4,000 per month. They stressed that the project could be done without height variances, but this type of construction also serves to help with fire safety (concrete floors won't burn) and give the residential units an upscale feel.

The setback variances on the sides are caused by balconies and architectural elements that protrude higher up on the building for visual interest, not because the main walls require setbacks (that was my understanding anyway). The penthouse level is also recessed back for the rest of the exterior to soften the visual mass of the structure. A front setback (15') is for widening the road between Lester Way and Wallace and allow for a sidewalk. They may require variances for some of their signage as well.

The rent will range from \$1,900 at entry level, up to \$3,000 per month. The retail spaces will rent for approximately \$35 per square foot.

Kevin Small ask questions regarding the variances and to confirm with their plans. Amy indicated that the first four floors will need a height of 46' and the penthouse would need 64' for height. Kevin told her that the 46' is 1' over code and that the 64' is approximately 9' over code. The setback variance varies on which side of the building(s).

Hayman Elashry, Curry Architects, noted that they viewed the town buildings currently for design, height and entrances to match. The design for Standard on Bond will have red brick, with lighter materials on the top level to make the building appear lighter. Curry Architects tried to make the design active with the community.

Kevin Small asked how the retail businesses on the first floor will be accessed. Mr. Elashry responded that the access to the retail will have access from the front

and the back of the building. The structured parking for the project will be in the second phase and will not look like parking. Kevin replied that the Planning Commission will want to see what this is going to look like.

Mr. Elashry indicated that the structured parking will be part of the first floor of building #2, approximately 2,000 to 4,000 square feet, making it an L-shape and the exterior will wrap around so that parking is not visible. The parking will be in tandem style. He indicated that this parking will be premium parking offered to the penthouse tenants which they will offer tremendous amenities. The building will have a basement for storage and utilities as well as two elevators for the buildings. The amenities will include a pet relief area, trash chutes, luxury finishes and a shot gun lobby. The apartments will have a recessed entrance of approximately 14". Kevin told them to pay attention to the side facing the single family residential properties on Wallace Street as this is important.

Laura Bianca-Pruett discussed some points of information regarding signage. With zoning B-3 you are allowed 2.5-square feet for each linear foot of frontage. So, for Phase 1 the frontage would be on Bond Street. A sign application is required along with property owner's authorization and design plans. You can have a flat wall mounted, projected or freestanding sign. Also, temporary signs need applications, they have 18-square feet maximum and can be used 4 times a calendar year with a maximum of 60 days, or 36-square feet for a maximum of 30 days per calendar year. During construction you can have a sign for 16-square feet, for example. The sign codes are about to change but they will not become more restrictive. They plan on having a projection sign, Laura said that they cannot exceed 20-square feet.

Construction fencing around the project area will be erected and will need a permit. Signage with graphics will most likely be hung on the fencing from the pocket park to 130 N. Bond, down to 108 N. Bond which they plan on purchasing showing how the Standard on Bond will look like with the completion date. Kevin indicated that if there were no lettering, only graphics they would not need a permit. Laura made them aware that 108 N. Bond Street is a historical designated building, and they would need to go before the Historic Preservation Commission for any exterior changes. They indicated that this is property is not included into the plans.

The Church of the Resurrection is a historically designated building, and an architectural survey is requested, and the Historic Preservation would like to see this prior to any demolition.

Rowan Glidden asked about the one-way parallel parking spaces and which direction they will be facing. Amy responded that they will be heading towards Lester Way. Rowan also asked about the maneuvering of the dumpster and circulation of the parking. He also asked about the balconies shown on the plans and asked if they are in the building setback. Hayman Elashry indicated that the

balconies are 3' outside of the building and is part of the variances that they are requesting.

Charlie Dawson questioned the dumpster location being near the residential side of the project. With having a restaurant, the dumpster should be more towards the middle and that they may need more dumpsters.

In questioning the sewer connection. The connection will be done first with Phase 1 and will do the grading first before the pad, for Phase 2 also. Charlie explained that the grading permits are good for two years.

Charlie asked if deliveries will be coming in from Lester Way. Andrew Halzer response was that they planned a designated area for deliveries on the side of 130 N. Bond. Charlie recommended that the loading/delivery area would work better on the main road but will be fine where it is now.

It was explained that 130 N. Bond was sold by Bell Management to an individual investor who then did a 1031 exchange and master lease to Standard on Bond LLC for 4 years at which time they can purchase the property. They were given irrevocable lease and Power of Attorney to apply for the variances. Basically, we have all privileges of being the owner. Charlie Dawson stated that you cannot have a building along a building with zero setback. The building and fire code will not allow this.

Charlie also explained that they need to add heavy landscaping between the project and the residential behind as well as a sign indicating "No Thru Trucks" going out Wallace Street.

Bill Snyder, BAVFC, brought up the fact that the area of Lester Way and Wallace Street do not have any fire hydrants. They have been working with MAWC to get these streets upgraded. The fire code will require fire hydrants are added to the streets. Another issue is that with trees being landscaped with the taller buildings, as they grow, their trucks access is pushed out about 15' and they will lose access to the buildings.

Steve Kline brought up the trash chutes and asked if someone will be taking the trash to the dumpsters for pick up. A representative said that this is a full-service building and that someone will be on-site to perform such duties.

Lois Kelly-Kissinger as for more clarification on the location of the dumpsters and said that they should be screened. Also, is there going to be a designated area for parcel deliveries? The representative stated that there will be a parcel delivery in the mail room on the first floor. Each unit will have a mailbox and a larger one for parcel deliveries. Lois asked if there was going to be a pull-off for deliveries and was told that loading area off parking lot on 130 N. Bond will be where delivery trucks will enter.

Lois stated that this will be a nice addition to Town, mentioning the increase in revenue for business, etc. A representative said that when professionals, albeit nursing or doctors for the local hospital, are currently utilizing other locations in Harford County. This will be a beneficial spot for these professionals to get more local accessibility. Mr. Goddard stated that they have been approached by six different restaurants to be in this area and are interest in Standard on Bond.

Paula Etting commented that when she interviewed with APG, they were thrilled that she already lived in Harford County. APG has a hard time attracting the higher educated positions to their base because housing is not available, and this would be a great improvement for the Town and attracting employees from other location to come and work in Harford County. People are expecting a higher end shopping and housing. Per your demographic, will this project be age restrictive, like over 55? Jason Watts said that this is not age restricted.

Paula also inquired about what they plan to do to engage community support for the project. Mr. Goddard responded that the pocket park is a way to reach out to the community and they have reached out a few residents and asked questions. Mr. Lester mentioned the noise of his power washing business and was told that would not be a problem. Another resident had questions about fencing and screening to the residential community. She said that she would like to see a board-on-board fence for aesthetic reasons as opposed to chain-link fencing.

Wayne Goddard said that they would like to put up signage approximately 12'x8' showing what is coming soon. Mr. Goddard and his wife, The Goddard Foundation, will donate all the signage and a sculpture to reflect the history of the Town of Bel Air. We want to revitalize the Bel Air corridor. The reason we are purchasing 108 N. Bond Street is to build a true, proper shot gun style house to create a rhythm with the surrounding area.

Paula Etting wishes them well with the project and feels that this is a huge commitment to Bond Street and this needs this along with the pocket park.

Angela Robertson reminded them that with regards to the art amenity, they will need permission from the Cultural Arts Committee.

Jenny Falcone, Main Street Manager with the Downtown Alliance, stated that this project aligns with the Comprehensive Plan in that this project is important to help small businesses with a "15 minute" walkable community.

Kevin Small made a few notations as follows:

1. Reiterated what Charlie Dawson had said and agrees that the dumpster needs to be moved away from the residential properties.
2. The one-way access started out at 20' and feels that this may have drivers going the wrong direction.
3. Along Lester Way, concrete aprons as opposed to asphalt at the entrance.
4. More handicapped spaces than needed. Revisit this, there are more spaces at the Bell property.

5. Extend the loading space so that it extends to the Bell property so that nobody can use this as a parking space.
6. Will need more than one dumpster since there is a restaurant.
7. By code, you will need dumpster enclosures with a pedestrian door.
8. There is a sight triangle at Lester and Bond. Need to provide a survey study that the sight line is "x" amount of feet.
9. The amenity and open space requirements will be met with the pocket park.
10. The Town requires are that you meet legal requirements with the Town Attorney.
11. Going into a state highway with Lester Way radius
12. Elevations are to be submitted in color and showing all sides of the building(s).
13. When presenting to the BOA, show the section from Bond to Wallace including the residential and their relationship to the project.
14. Any overhangs to be listed on plans.
15. Separate submission for the subdivision
16. SOB has a pre-existing forest conservation.
17. Provide an auto-turn around for loading and unloading.
18. Call Planning for review fees
19. Traffic Study must be approved before going before the Planning Commission.
20. Must have concept stormwater management approved before submitting to the Planning Commission.
21. The architect must be registered in Maryland.
22. Designate the basement in building #1 as storage.
23. Parking (one space per unit-dedicated), with PC approval there can be parking share with residential parking.

Amy stated that they do not have development plans for the second building yet but will be done later. The variances that we are going for will apply to both buildings. Kevin responded that they should not go to the Board of Appeals without the plans for the second building.